

BOARD OF ADJUSTMENT  
January 2, 2013  
7:00 P.M.

The meeting was called to order by Chairperson, Dennis Parker and on roll call the following members were present:

Jim Garrett  
Marty Miller  
Dennis Parker  
Jim Sullivan  
Reed Thacker

Also present: Larry Throckmorton of Spencer Property Management, Steve Gray of SVPA Architects, Ken Birkenholtz of Simpson College and Rich Parker.

The minutes of the December 5, 2012 meeting were approved on a motion by Sullivan and seconded by Miller. On voice vote: All ayes. Motion approved.

**Consider request from Larry Throckmorton and Spencer Property Management at 309 West 2<sup>nd</sup> Avenue for a special use exception within an R-3 zone to relocate a mobile home to a location where no mobile home space exists.**

Larry Throckmorton spoke on behalf of the mobile home court. He stated this request would be an addition of one more mobile home unit to the court and be placed where a house once stood.

Motion was made by Miller and seconded by Sullivan to approve the special use exception within an R-3 zone request to relocate a mobile home to a location where no mobile home space exists with a one-year time limit to complete the project. Question was called for and on voice vote motion carried unanimously.

**Consider request from Simpson College to construct an addition to the existing Cowles Recreation building at 600 North D Street. R-3 zoning requires a 35' front yard. The applicant requests an 18.5' variance leaving a 16.5' front yard setback.**

Steve Gray and Ken Birkenholtz spoke on behalf of the front yard request on the west side of the Cowles expansion. Gray stated the existing building was granted a variance in 1975. He also stated the proposed structure would be 1 foot six inches further from the property line than the existing building.

Motion was made by Garrett and seconded by Miller to approve the request from Simpson College to construct an addition to the existing Cowles Recreation building at 600 North D Street with a 16.5' front yard setback with a two-year time limit to complete the project. Question was called for and on voice vote motion carried unanimously.

Meeting adjourned.

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Dennis Parker, Chairman

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Rich Parker